



10 New Street, Sheringham, NR26 8EE

Price Guide £500,000

- Town Centre location
- Three bathrooms
- Large garage and off-road parking
- Sealed unit glazing
- Five bedrooms
- Three reception rooms
- Gas central heating
- Close to shops, beach and transport facilities

10 New Street, Sheringham NR26 8EE

A wonderful opportunity to purchase a beautifully presented and generously proportioned property set in the heart of the Town yet with the benefit of a large garage and off-road parking. The property is just a short walk from all local amenities including the excellent selection of local shops, restaurants and most importantly the beach.

The property has accommodation arranged over three floors and has the benefit of gas fired central heating and sealed unit glazing throughout. There is an enclosed garden at the rear enjoying a westerly aspect. All in all a superb family dwelling.



Council Tax Band: D



ENTRANCE HALL

With part glazed entrance door, service meter cupboard, original mosaic tiled floor, radiator, staircase to first floor.

SITTING ROOM

Wide bay window to front aspect, radiator, central timber fire surround with point for electric stove, arched and shelved alcoves either side, provision for TV, radiator.

DINING ROOM

Wide bay window to front aspect, polished wood floor, timber fire surround with shelved and arched alcoves either side, one with serving hatch to Kitchen. Radiator.

BREAKFAST ROOM

Feature red brick fireplace with tiled hearth, radiator, UPVC French doors to rear garden.

KITCHEN

Fitted with a comprehensive range of wood faced base and wall units with laminated work surfaces and tiled splashbacks, three windows over two aspects, inset sink unit, fitted Everhot electric stove with double oven, door to:

UTILITY ROOM

With part glazed door and window to rear garden, provision for washing machine and tumble dryer, double doors to:

WET ROOM

Wall mounted wash basin, low level w.c., radiator, mixer shower, two windows, fully tiled walls and floor.

LANDING

Stairs to second floor

SEPARATE W.C.

Window to rear, low level w.c.,

BEDROOM 1

Window to front aspect, radiator, door to:

JACK AND JILL BATHROOM

Panelled bath with telephone style mixer tap with shower attachment, pedestal wash basin, low level w.c., bidet, radiator, part tiled walls, heated towel rail, window to rear aspect and door to landing.

BEDROOM 2

Window to front aspect, radiator.

BEDROOM 3

Window to rear aspect, radiator.

BATHROOM

Panelled bath, pedestal wash basin, radiator, part panelled walls, window to front aspect.

STORE/LINEN CUPBOARD

Part glazed door to landing, radiator, fitted shelving.

LANDING

Access to large walk-in loft space with electric light.

BEDROOM 4

Radiator, two built in store cupboards, window to front aspect.

BEDROOM 5

Velux roof light to rear aspect.

OUTSIDE

Large DETACHED GARAGE: With up and over door.

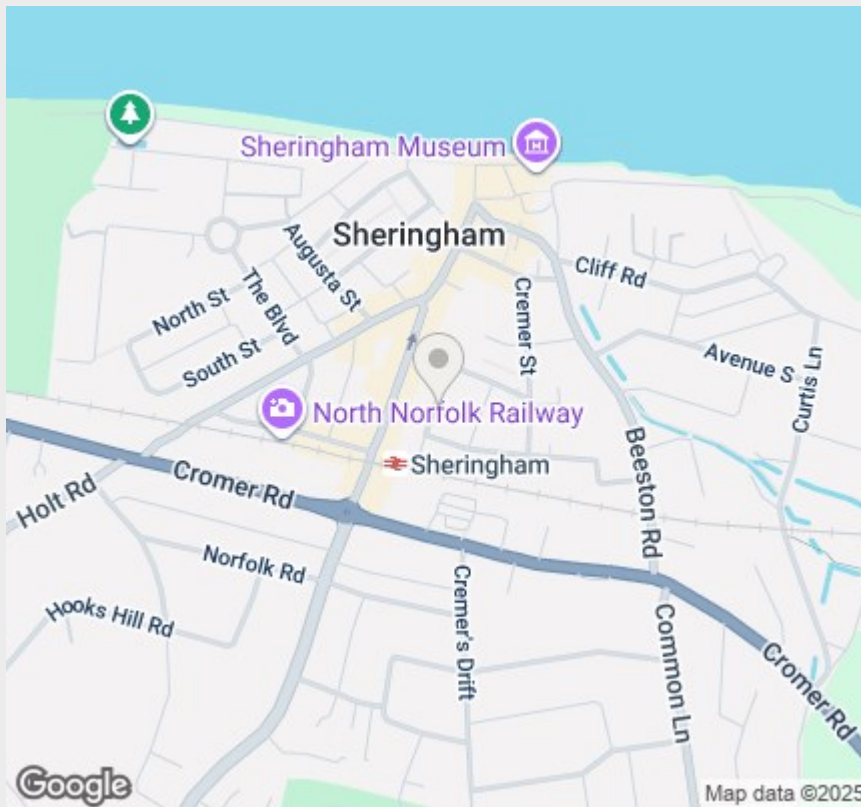
GARDENS

Walled garden area to the front arranged for ease of maintenance. A driveway to the side provides additional off-road parking and provides access to the rear garden. This is fully enclosed and beautifully landscaped to offer a paved patio area, established shrub beds and a lawned area. There is a timber SUMMER HOUSE at the rear too.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D.



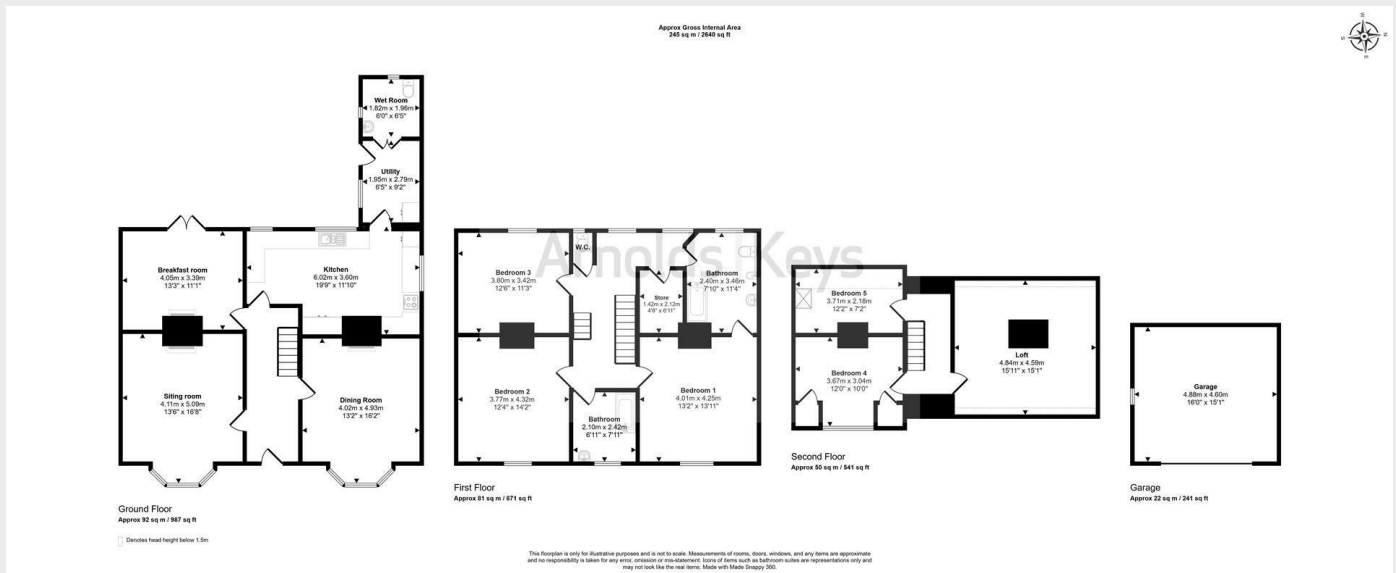


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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